

Presented By:

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POWELL PROPERTY GROUP, INC

101 Pilgrim Village Drive

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POWELL
PROPERTY GROUP

2741 BUFORD HWY LOT 4- SITE PAD

FOR SALE

Land :

2741 BUFORD HWY, BUFORD, GA 30518-3507

2741 BUFORD HWY LOT 4- SITE PAD



2741 BUFORD HWY, BUFORD, GA 30518-3507

Property Name:	2741 Buford Hwy Lot 4- Site Pad
Property Address:	2741 Buford Hwy, Buford, GA 30518-3507
Property Type:	Land
APN:	R7297-060
Lot Size:	0.04 AC
Zoning:	C-2

PROPERTY OVERVIEW

The subject site pad is located in Mill Creek Centre in the 2700 Block of Buford Highway in Buford GA.

1. Sites will be delivered to Purchaser in "rough grade" form.
2. Utilities will run to Purchaser's property line.
3. Seller will approve Purchaser's architectural style of building and landscape plans.
4. Purchasers will be required to pay a monthly common area maintenance fee (based on prorate ownership of area in the complex) for the maintenance of all landscaped areas in the project.
5. There will be one common dumpster and mailbox in the complex. Said dumpster fees will be included in the common area maintenance fees.
6. All buildings will be bricked on four sides and will be constructed in the brick color and style approved by Seller and the City of Buford.
7. Seller is providing a master storm water detention on site for the entire project

LOCATION OVERVIEW

Prime Location next to new Buford City Park! At intersection with a red light. Lot 4 - 2731 Buford Highway) is located in Mill Creek Centre. Mill Creek Centre is a fee simple retail, office, and industrial center. Utilities and parking are in



SALE HIGHLIGHTS

- All buildings will be bricked on 4 sides
- Lot 9 contains the storm water detention
- Convenient to I-985, I-85, Peachtree Industrial Blvd, GA Highway 20, Friendship Road, Hamilton Mill Road, and Thompson Mill Road
- Adjacent to new Public Park
- Close proximity to New High School

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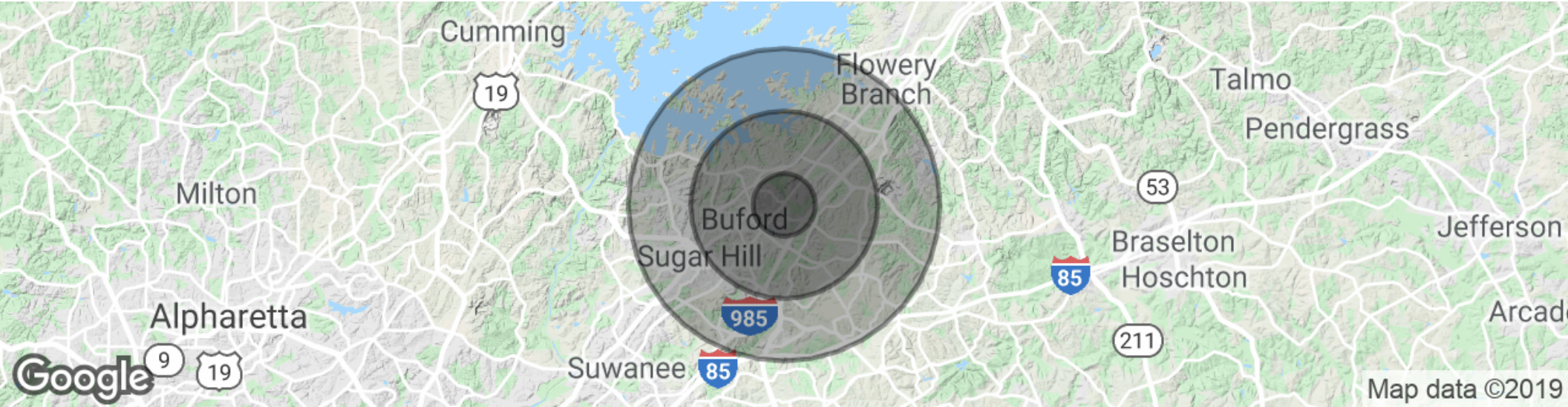
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	2,266	24,006	68,979
Median age	29.2	34.6	35.1
Median age (Male)	27.2	32.8	33.6
Median age (Female)	32.3	36.4	36.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	737	8,115	23,225
# of persons per HH	3.1	3.0	3.0
Average HH income	\$44,298	\$69,673	\$76,018
Average house value	\$182,392	\$235,967	\$274,270

* Demographic data derived from 2010 US Census

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